



East Gwillimbury Complete Communities Plan

TAC/LOG Meetings

Sept 25 . 2025



Agenda

- 1. Welcome, Introductions**
- 2. Work Plan and Program Update – Combined OP and CCSP**
- 3. Draft Land Use Plan: Presentation**
- 4. Policy Approach: Presentation**
- 5. Council Reporting and Upcoming PIC**
- 6. Status of Background Studies Underway and Timing**
- 7. Comments from TAC Members**

Study Process Update - Timeline

PHASE 1 Project Initiation Q1 2024

- Project Team Workshops
- TAC Meetings
- Technical Studies
- Emerging Land Use Plan 1
- Council Workshop
- Public Open House #1

PHASE 2 Background Q1 2024 – Q2 2025

- Preliminary Findings
- Emerging Land Use Plan 2
- Technical Studies
- TAC / LOG Meeting
- Council Workshop
- Public Open House #2

PHASE 3 Secondary Plan Preparation Q2 – Q3 2025

- Draft Secondary Plan 1
- Final Technical Studies
- **TAC / LOG Meeting**
- Council Workshop
- Public Open House #3
- Draft Secondary Plan 2

PHASE 4 Final Secondary Plan Q3 – Q4 2025

- Draft CCSP Mapping
- TAC/LOG Meeting
- Committee of the Whole Meeting
- Public Information Centres
- Release of OP/CCSP

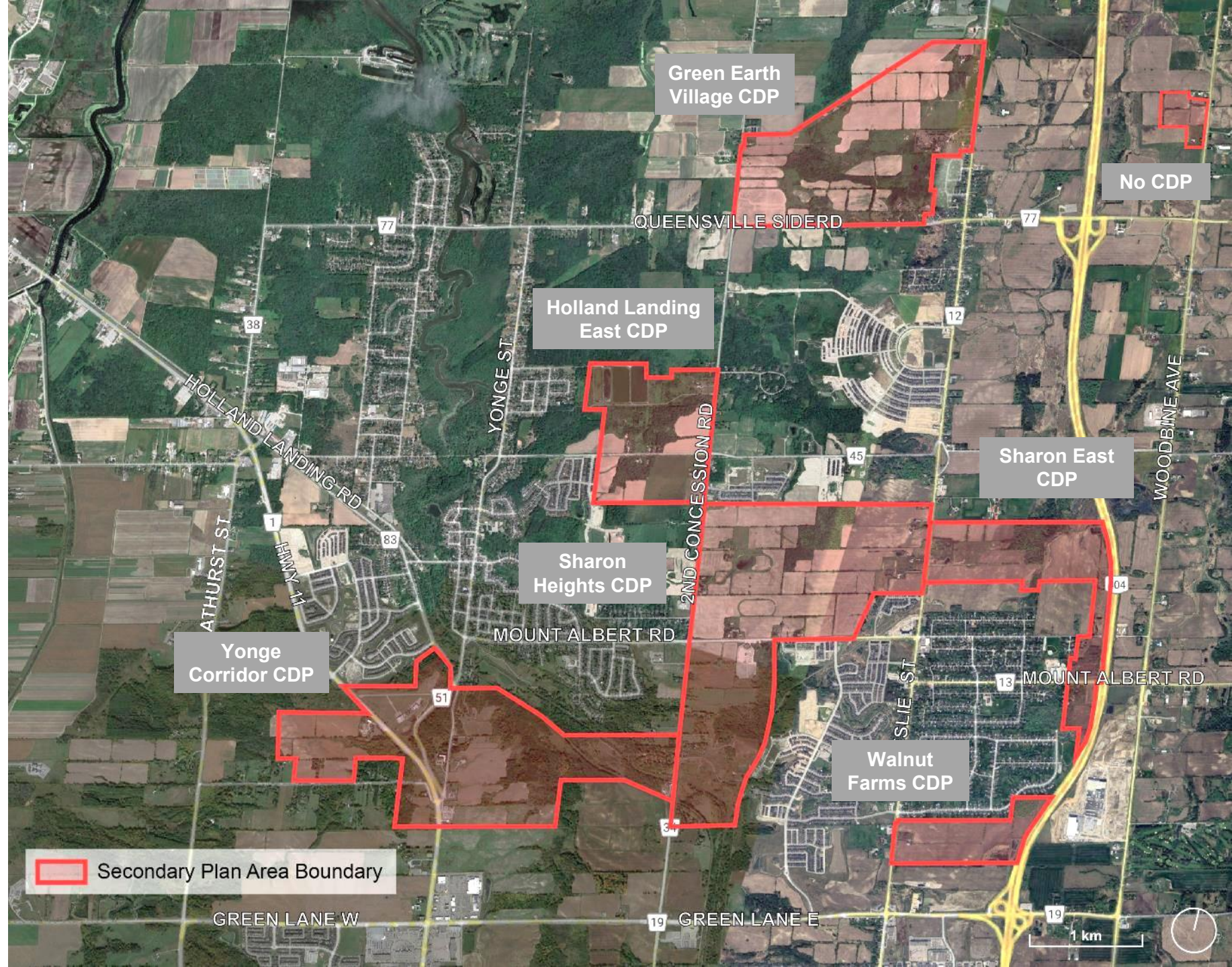
Indigenous Communities Engagement



Online Engagement / Project Website

Study Area

- Approximately 1,160 hectares (2,865 acres)
- Lands are adjacent to existing development
- Comprised of 6 Community Design Plan Areas
- An additional “No CDP” Area for future Employment Land



Vision Statement

The **Complete Communities Secondary Plan** will be prepared on the basis of the Vision Statement and associated Guiding Principles as they are articulated in the New Official Plan:

Vision Statement

East Gwillimbury will evolve as a balanced, sustainable and complete community, with a mixture of housing options to meet the needs of a diverse population and a range of employment opportunities, public service facilities and commercial uses supported by appropriate municipal infrastructure and a well-connected multi-modal transportation network.

The Town's unique villages will be supported as they grow and diversify with new compatible development and a mix of uses, while character giving natural areas and farmland are protected for the long-term.

East Gwillimbury will continue to support and celebrate a high quality of life for current and future residents of all backgrounds and abilities and will ensure that health, accessibility, safety, equity, prosperity and resilience are prioritized.



Fundamental Principles

Principle 1 – Protect and enhance the Natural Heritage System.

Principle 2 - Ensure new development contributes to the creation of complete communities.

Principle 3 - Encourage and support a full range and mix of housing options to meet emerging needs of the population.

Principle 4 - Promote fiscal responsibility in an equitable and sustainable manner.

Principle 5 - Create cohesive, vibrant and connected urban communities through mixed-uses and excellent urban design.

Principle 6 - Promote the creation of resilient and sustainable communities that respond to climate change impacts.

Principle 6 - Provide opportunities for economic growth.



Development Yields/Density Targets

Community Design Plan Districts

Community Design Plan Districts	Population+Employment Yield	Gross Density Target
Community Design Plan District 1 - Sharon East	2,050 people+jobs	50 people+jobs/ha
Community Design Plan District 2 - Sharon Heights	20,500 people+jobs	65 people+jobs/ha
Community Design Plan District 3 - Walnut Farms	2,650 people+jobs	65 people+jobs/ha
Community Design Plan District 4 - Green Earth Village	12,000 people+jobs	80 people+jobs/ha
Community Design Plan District 5 - Holland Landing East	3,900 people+jobs	70 people+jobs/ha
Community Design Plan District 6 - Yonge Corridor	9,400 people+jobs	65 people+jobs/ha
TOTAL	50,500 people+jobs	65 people+jobs/ha

- > **Development yields and gross density targets are minimums to be achieved within each Community Design Plan District.**
- > **These development yields form the basis for the calculation of need for municipal service infrastructure.**

Minimum Parkland Required

Community Design Plan Districts	Gross Land Area	Minimum Parkland Dedication Required
Community Design Plan District 1 - Sharon East	40-45 ha	2.0 ha
Community Design Plan District 2 - Sharon Heights	315-325 ha	15.75 ha
Community Design Plan District 3 - Walnut Farms	40-45 ha	2.0 ha
Community Design Plan District 4 - Green Earth Village	150-160 ha	7.5 ha
Community Design Plan District 5 - Holland Landing East	55-60 ha	2.75 ha
Community Design Plan District 6 - Yonge Corridor	145-150 ha	7.25 ha
TOTAL		37.25 ha

- > The objective for parkland is 1.9 hectares per 1,000 people, or approximately between 85 and 90 hectares.
- > The parkland dedication opportunity provided by the Planning Act is estimated at between approximately 35 and 40 hectares. As such, the Town will need to secure opportunities for additional parkland.
- > This Plan has identified the former sewage lagoon site, owned by the Region, as an opportunity, once remediated, to establish a significant Community Park.
- > All parks, with the exception of the sewage lagoon opportunity, are identified symbolically on the Draft Mapping.

Indoor Recreation Facilities + Libraries

- > This Plan identifies the need for a total of approximately 13,950 square metres of Gross Floor Area for Indoor Recreation Facilities and Libraries. These facilities are allocated within the Complete Communities Plan Area:
 - 1 new Major Community Centre, to be located within District 2 – Sharon Heights, at a scale of approximately 7,900 m² of Gross Floor Area, which includes a Branch Library;
 - 1 new 2-pad arena facility, to be located within District 4 – Green Earth Village, at a scale of approximately 7,350 m² of Gross Floor Area, which includes a Branch Library; and
 - An additional Branch Library to be located within District 6 – Yonge Corridor, at a scale of approximately 1,400 m².
- > All of the Indoor Recreation Facilities and Libraries are identified symbolically on the Draft Mapping.

Retail + Service Commercial GFA Target

Community Design Plan Districts

Minimum Retail + Service Commercial GFA Target

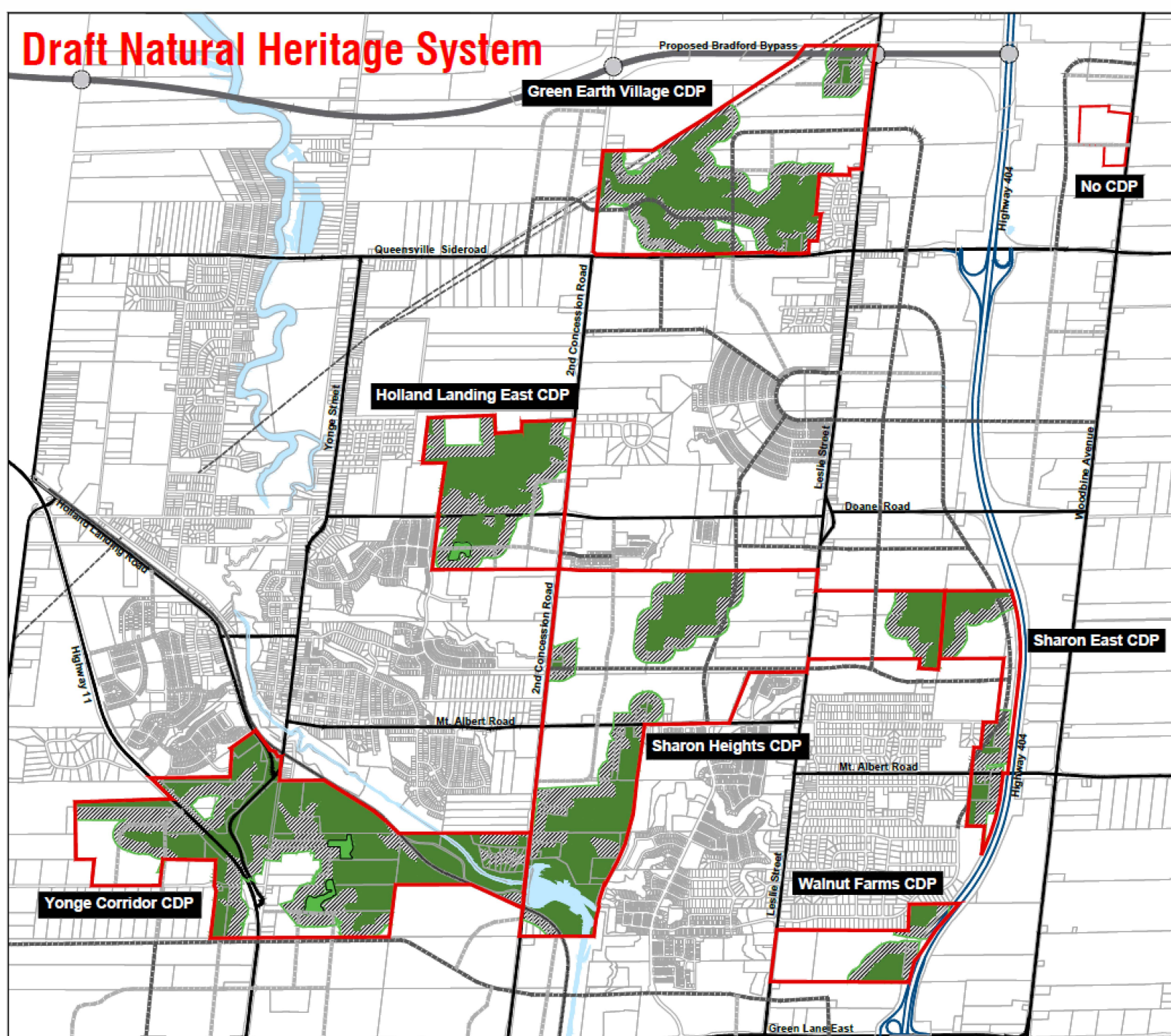
Community Design Plan District 1 - Sharon East	2,250 m2
Community Design Plan District 2 - Sharon Heights	39,600 m2
Community Design Plan District 3 - Walnut Farms	3,720 m2
Community Design Plan District 4 - Green Earth Village	22,925 m2
Community Design Plan District 5 - Holland Landing East	6,275 m2
Community Design Plan District 6 - Yonge Corridor	15,230 m2
TOTAL	90,000 m2

- > It is estimated that the Complete Community Plan Area should accommodate a total of between 75,000 to 105,000 square metres of Gross Floor Area for retail and service commercial uses of various types.

Elementary and Secondary Schools

- > **This Plan, in consultation with the School Boards, identifies the need for a total of 8 Elementary Schools and 1 Secondary School, as follows:**
 - 1 Secondary School and 3 Elementary Schools in District 2 – Sharon Heights;
 - 2 Elementary Schools in District 4 – Green Earth Village;
 - 1 Elementary School in District 5 - Holland Landing; and
 - 2 Elementary Schools in District 6 – Yonge Corridor.
- > **All schools are identified symbolically on the Draft Mapping.**

Draft Natural Heritage System



Complete Communities Plan Schedule 3G-2

Natural Heritage System

Legend

- Secondary Plan Area
- Environmental Protection Designation
- Adjacent Lands Overlay Designation
- Environmental Feature Assessment Overlay

- Highway 404
- Proposed Bradford By-Pass
- Proposed Bradford By-Pass Interchanges
- Arterial Roads
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor



September 2025

Environmental Protection Lands

Community Design Plan Districts	Land Area	Environmental Protection	Gross Developable Land Area
Community Design Plan District 1 - Sharon East	58.66 ha	13.30 ha	45.36 ha
Community Design Plan District 2 - Sharon Heights	397.18 ha	97.24 ha	299.94 ha
Community Design Plan District 3 - Walnut Farms	52.25 ha	7.97 ha	44.28 ha
Community Design Plan District 4 - Green Earth Village	230.00 ha	52.10 ha	177.90 ha
Community Design Plan District 5 - Holland Landing East	119.50 ha	42.54 ha	76.96 ha
Community Design Plan District 6 - Yonge Corridor	288.73 ha	137.65	151.08 ha
TOTAL	1159.89 ha	350.80	809.09 ha

- > Includes the Environmental Protection Designation, as well as the Adjacent Lands Overlay and the Environmental Feature Assessment Overlay.
- > The designation and the overlays have been established through work carried out through the Subwatershed Study Update.
- > All of the final details of the land areas to be protected through the Environmental Protection Designation will continue to be refined through the requirements of the Community Design Plans.

Draft Land Use Plan



Complete Communities Plan Schedule 3G-1

Land Use Designations

Legend

- Secondary Plan Area
- Estate Residential
- Low Density Residential Designation - Area Specific Policies II
- Residential Mixed Use - Area Specific Policies II
- Commercial Mixed Use Designation
- General Employment Designation
- Prestige Employment Designation
- Major Infrastructure Designation
- C Cemetery Symbol
- Environmental Protection Designation
- Parks and Open Space Designation (Proposed Eco Park)

Symbols

Parks and Open Space Symbols

- LP Proposed Linear Community Park
- NP Proposed Neighbourhood Park

Educational Facilities Symbols

- ES Proposed Elementary School
- SS Proposed Secondary School

Community Centre/Facilities

- CC Proposed Recreation Centre/Community Centre
- CF Proposed Community Facility

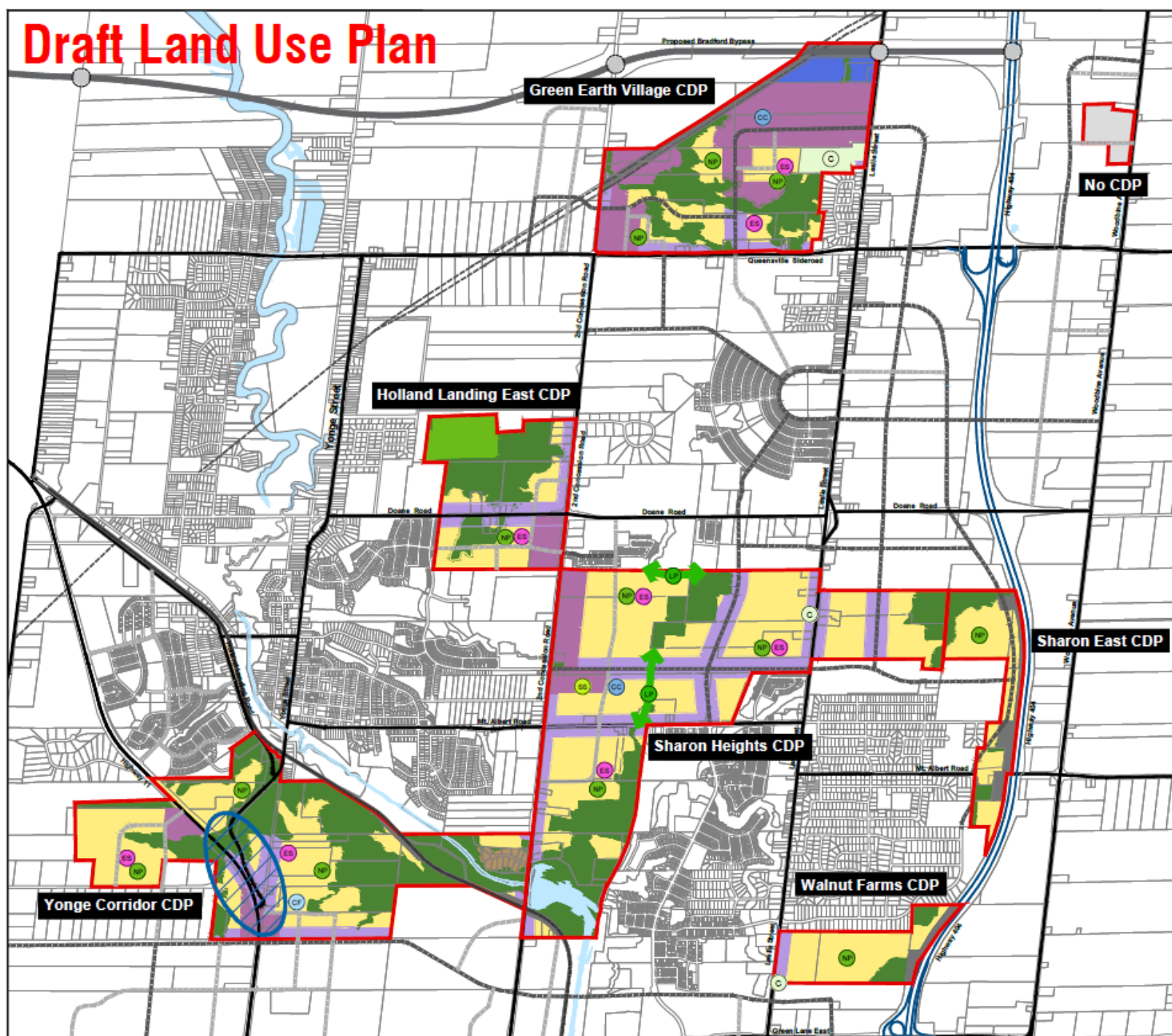
Roads and Utilities

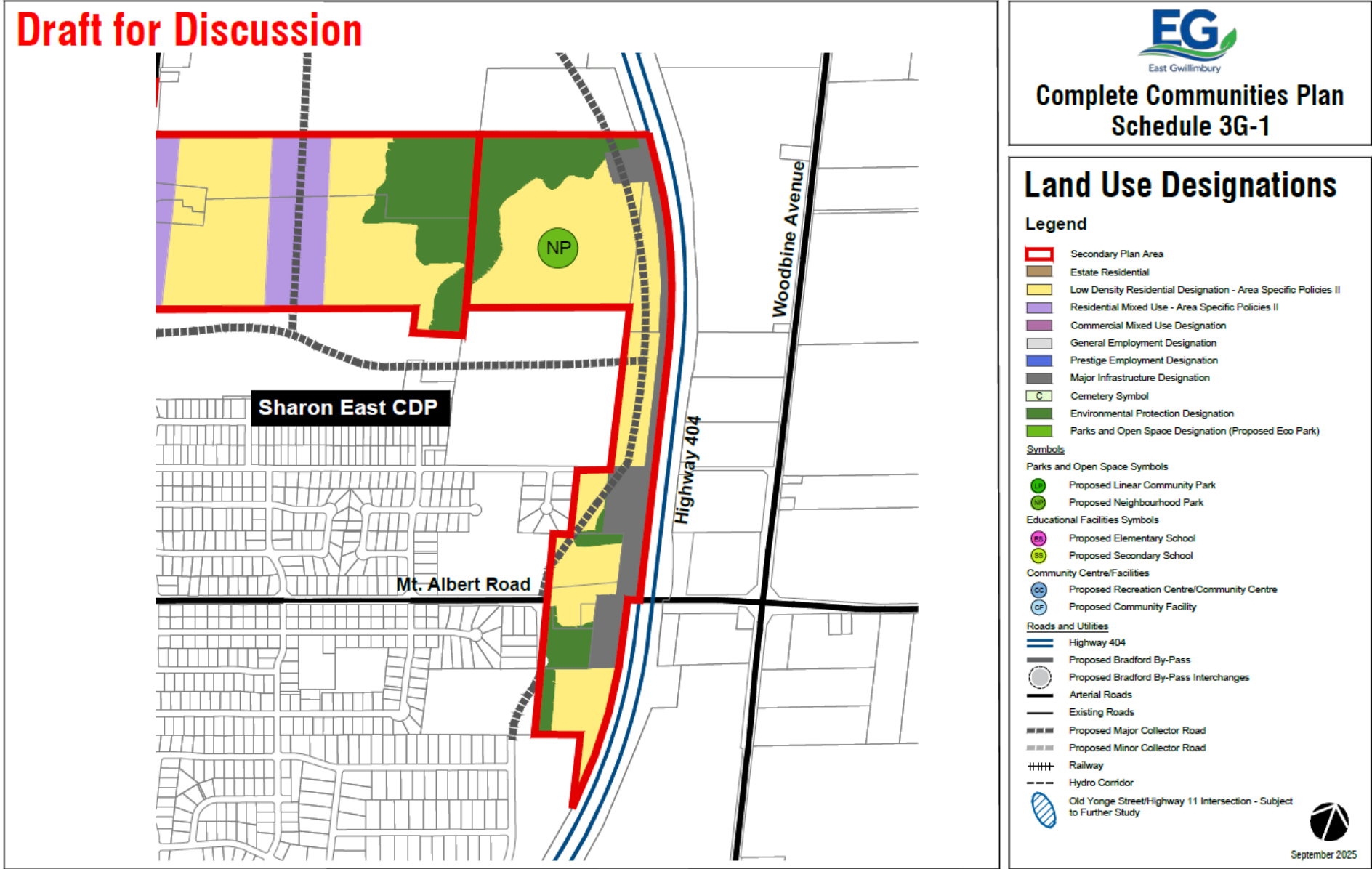
- Highway 404
- Proposed Bradford By-Pass
- Proposed Bradford By-Pass Interchanges
- Arterial Roads
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor
- Old Yonge Street/Highway 11 Intersection - Subject to Further Study

0 400 800 1600m



September 2025

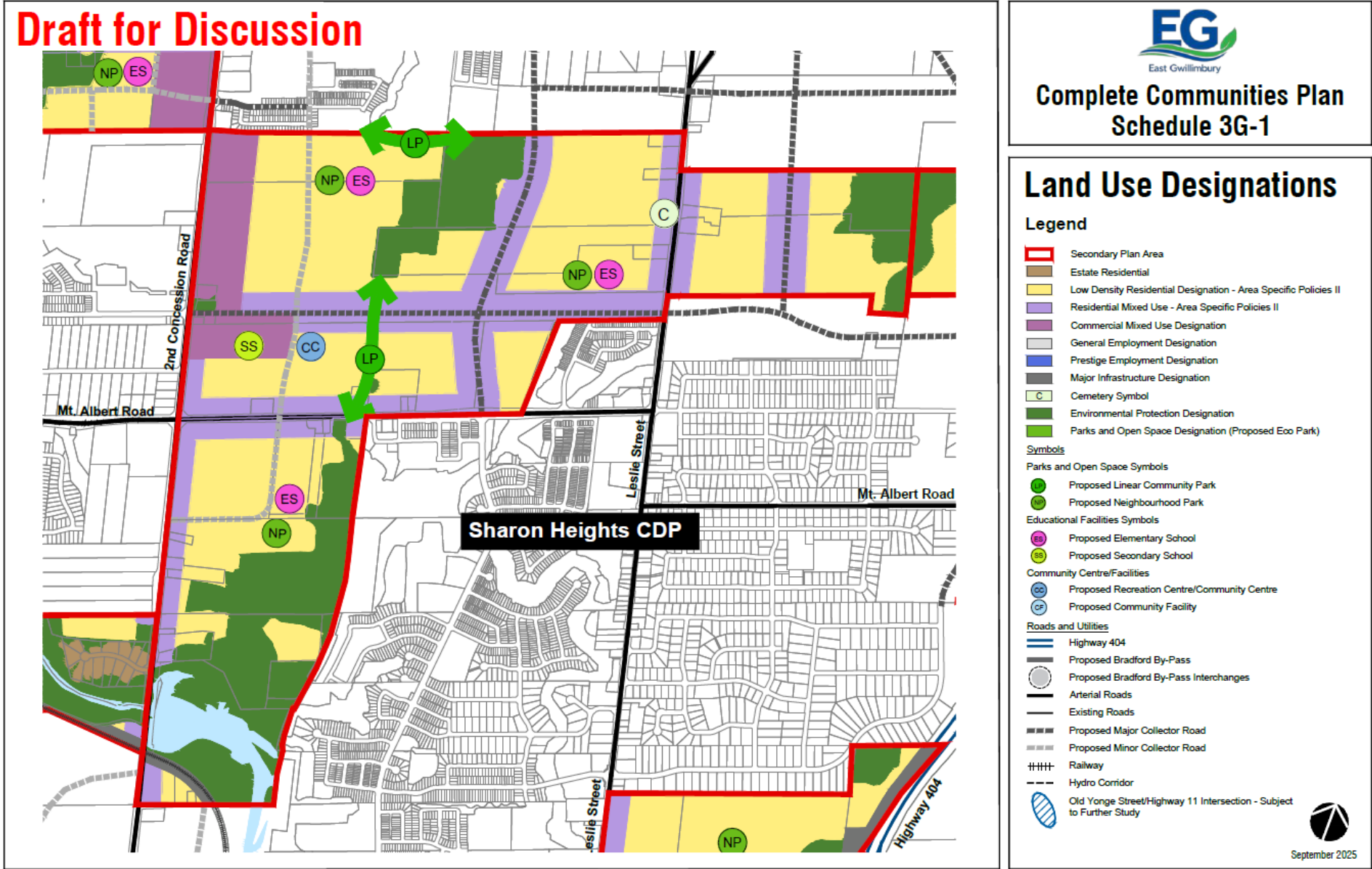




CDP Area	59 ha	100.0 %
Environmental Protection Designation	13 ha	22.0%
Gross Land Area	45 ha	78%
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Major Infrastructure Designation	11 ha	18.6%
Commercial Mixed Use Designation	-	
Residential Mixed Use Designation	-	
Low Density Residential Area	35 ha	59.3%
Estate Residential Designation	-	
Prestige Employment Designation	-	
General Employment Designation	-	

1 Neighbourhood Park

Sharon Heights



Sharon Heights

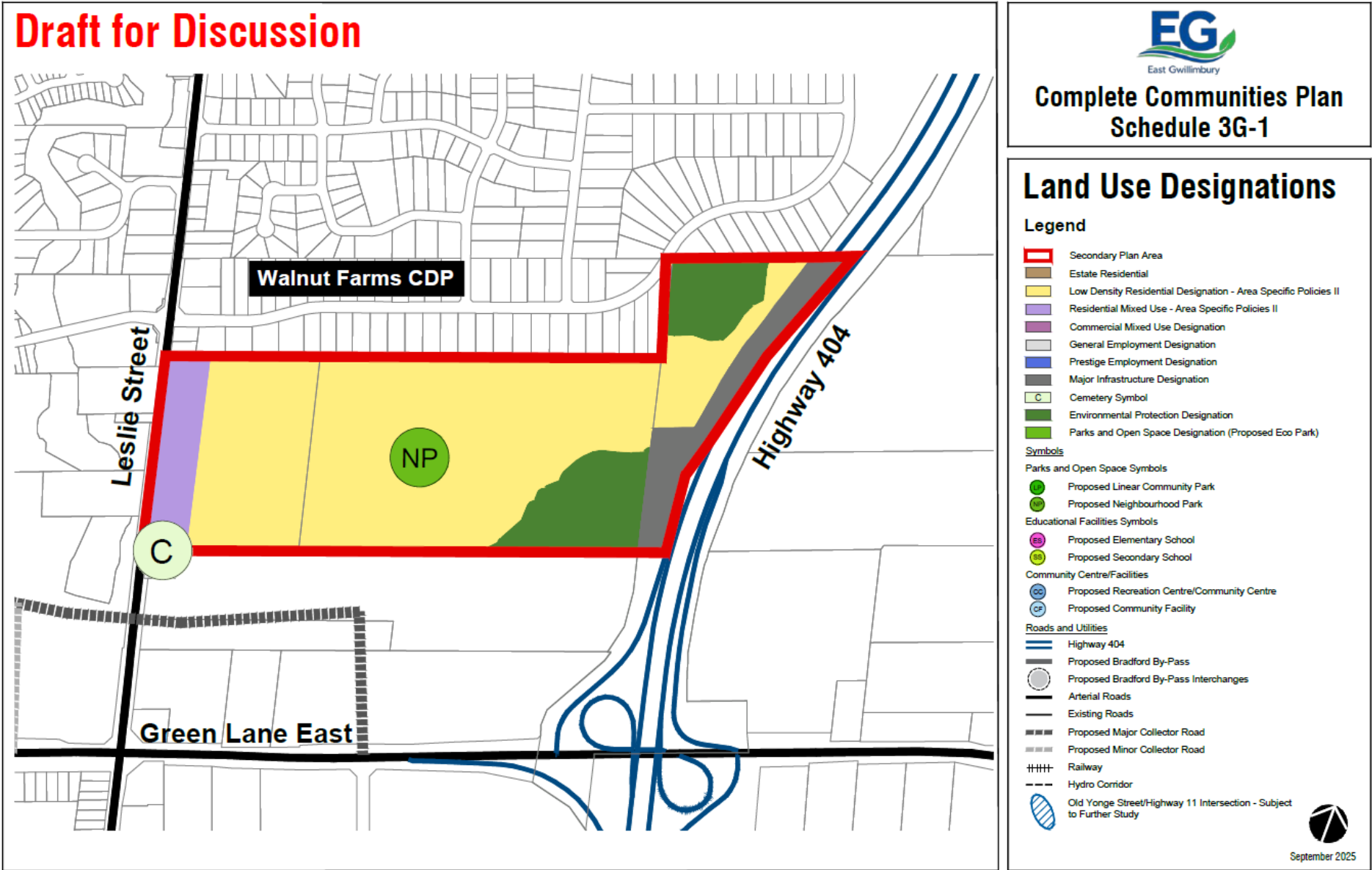


CDP Area	397 ha	100.0 %
Environmental Protection Designation	97 ha	24.4%
Gross Land Area	300 ha	75.6%

Major Infrastructure Designation	2 ha	0.5%
Commercial Mixed Use Designation	25 ha	6.4%
Residential Mixed Use Designation	94 ha	23.7%
Low Density Residential Area	179 ha	45.1%
Estate Residential Designation	-	
Prestige Employment Designation	-	
General Employment Designation	-	

- 3 Elementary Schools
- 1 Secondary School
- 1 Community Facility
- 1 Linear Park
- 3 Neighbourhood Parks

Walnut Farms



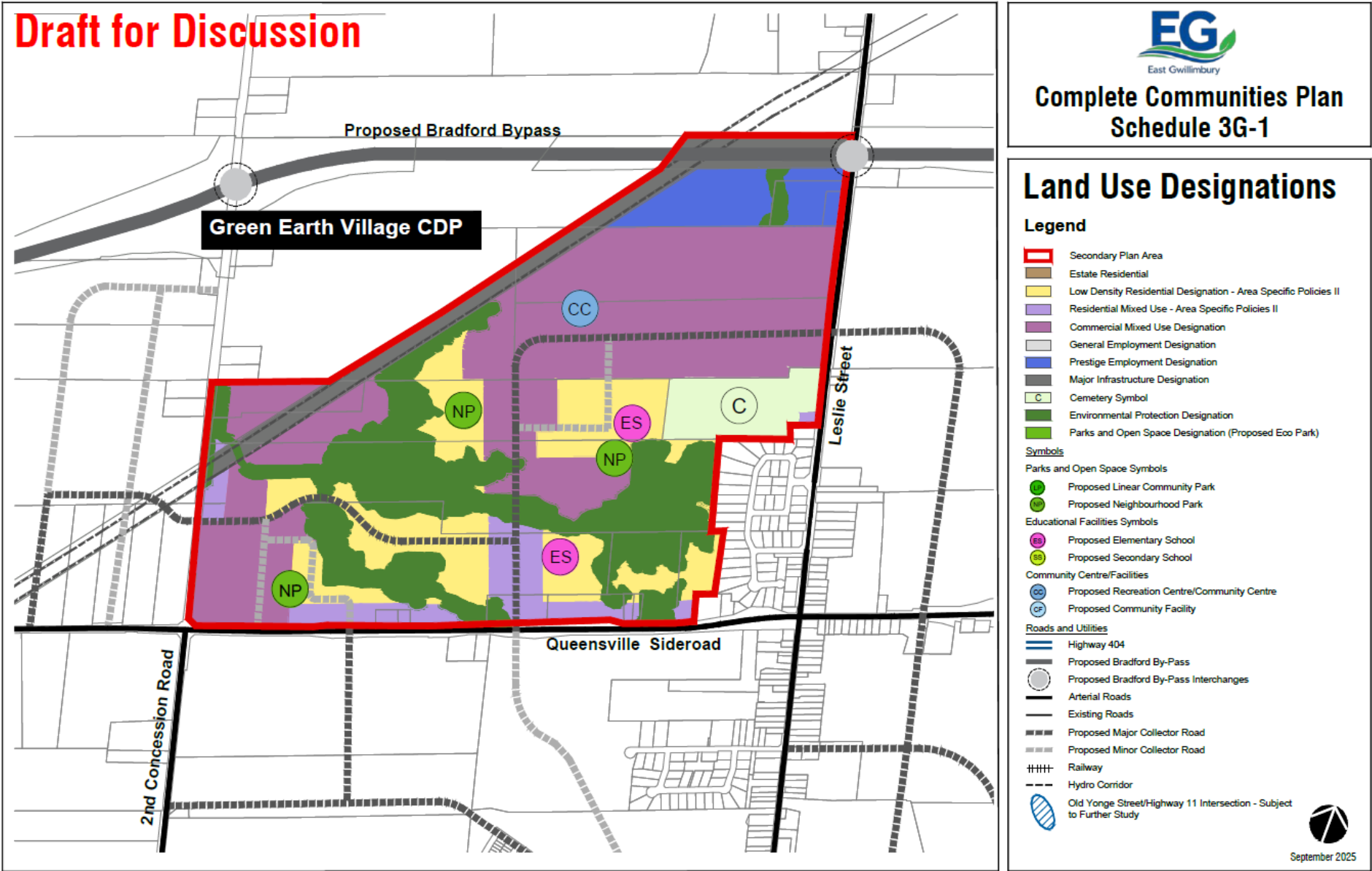
Walnut Farms



CDP Area	52 ha	100.0 %
Environmental Protection Designation	7 ha	13.5%
Gross Land Area	45 ha	86.5%
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Major Infrastructure Designation	5 ha	9.6%
Commercial Mixed Use Designation	-	
Residential Mixed Use Designation	4 ha	7.7%
Low Density Residential Area	36 ha	69.2%
Estate Residential Designation	-	
Prestige Employment Designation	-	
General Employment Designation	-	

1 Neighbourhood Park

Green Earth Village



Green Earth Village

CDP Area	230 ha	100.0 %
Environmental Protection Designation	52 ha	22.6%
Gross Land Area	178 ha	77.4%

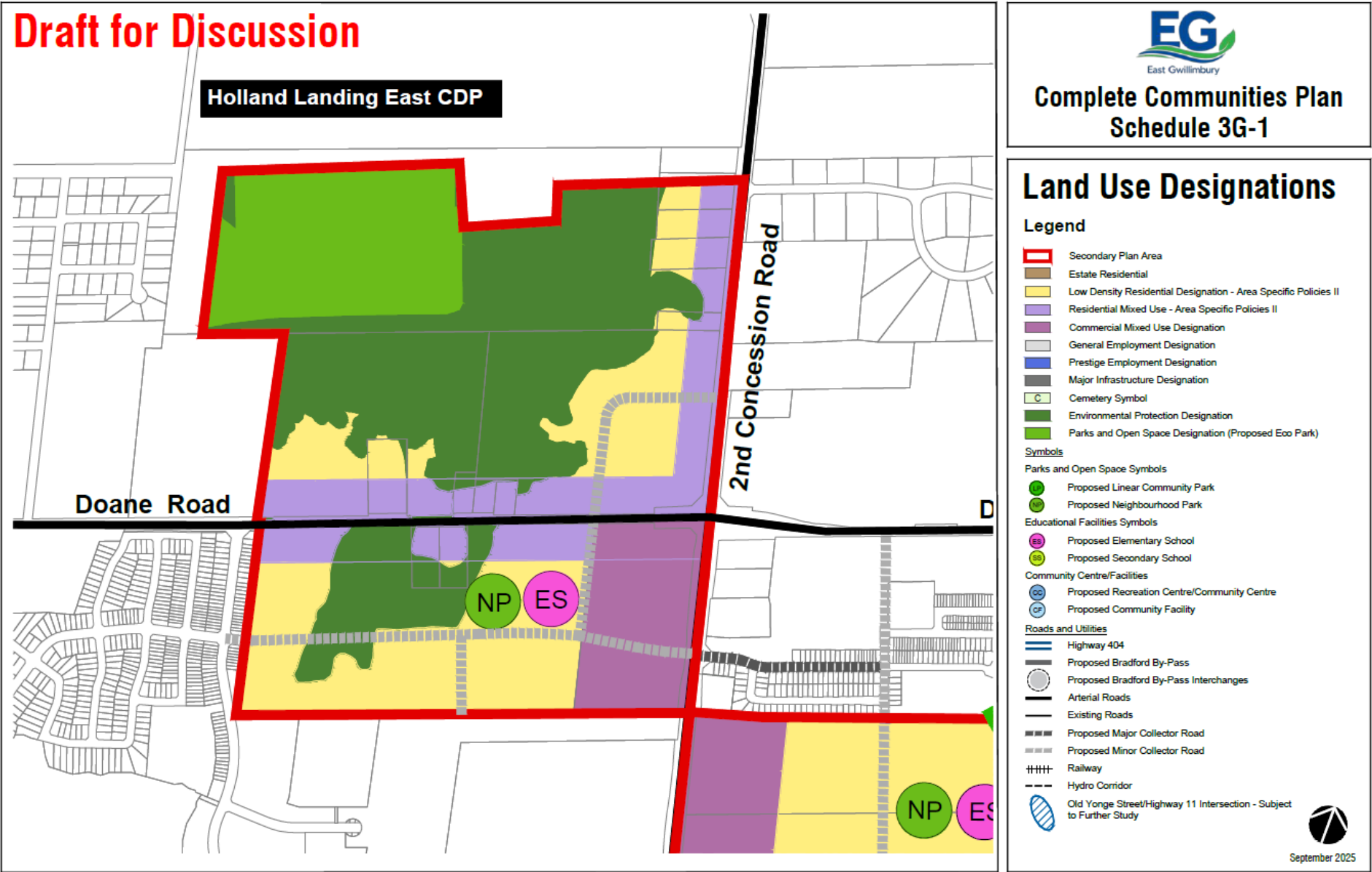
Major Infrastructure Designation	18 ha	7.8%
Commercial Mixed Use Designation	89 ha	38.7%
Residential Mixed Use Designation	13 ha	5.6%
Low Density Residential Area	37 ha	16.1%
Estate Residential Designation	-	
Prestige Employment Designation	11 ha	4.8%
General Employment Designation	-	
Cemetery	10 ha	4.3%

2 Elementary Schools

1 Community Centre

3 Neighbourhood Parks

Holland Landing East



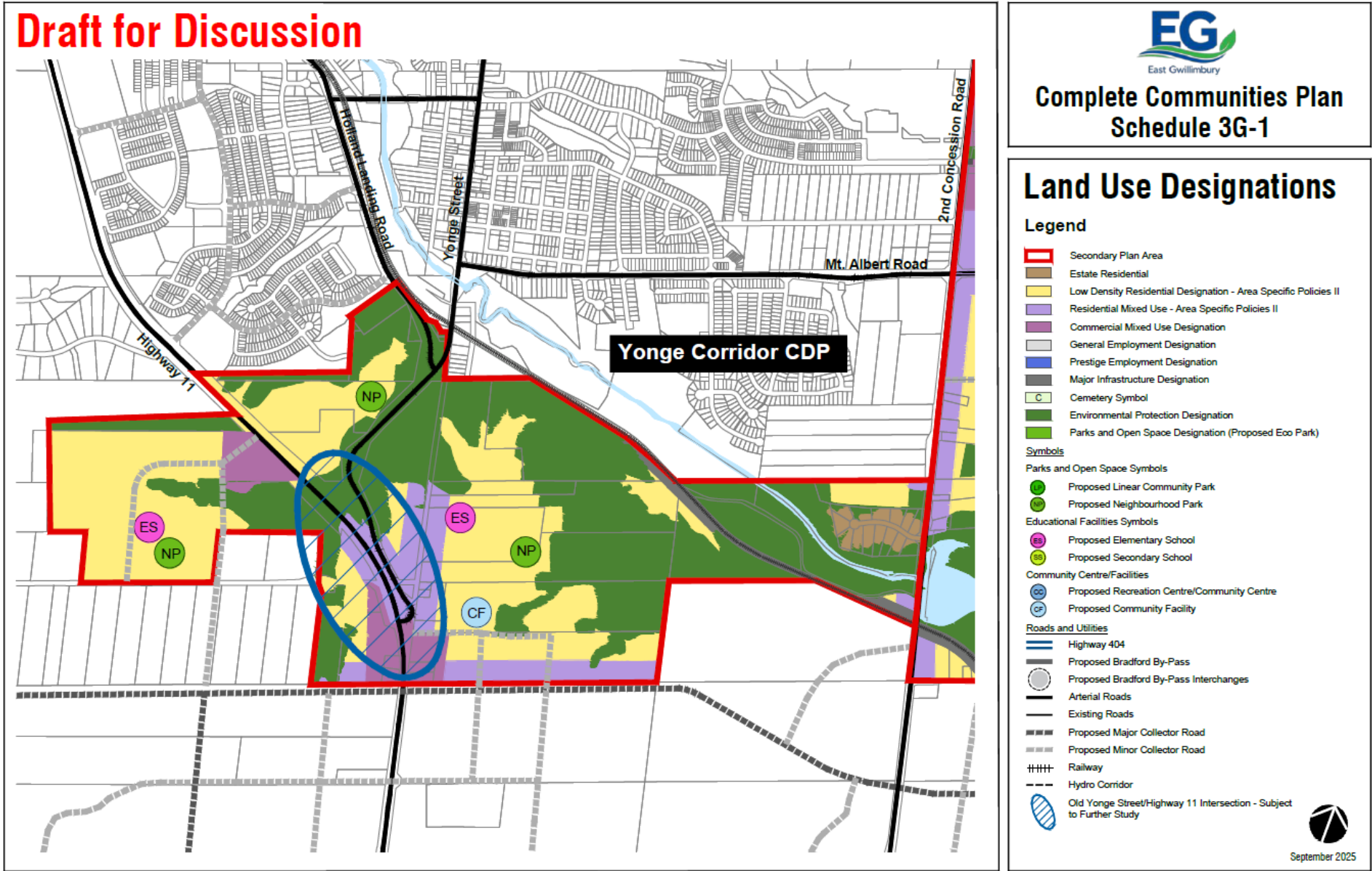
Holland Landing East

CDP Area	120 ha	100.0 %
Environmental Protection Designation	43 ha	35.8%
Gross Land Area	77 ha	64.2%

Major Infrastructure Designation	-	
Commercial Mixed Use Designation	11 ha	9.2%
Residential Mixed Use Designation	19 ha	15.8%
Low Density Residential Area	30 ha	25.0%
Estate Residential Designation	-	
Prestige Employment Designation	-	
General Employment Designation	-	
Parks and Open Space	17 ha	14.2%

1 Elementary School
1 Neighbourhood Park

Yonge Corridor



Yonge Corridor

CDP Area	289 ha	100.0 %
Environmental Protection Designation	138 ha	47.8%
Gross Land Area	151 ha	52.2%

Major Infrastructure Designation	4 ha	1.4%
Commercial Mixed Use Designation	13 ha	4.5%
Residential Mixed Use Designation	24 ha	8.3%
Low Density Residential Area	105 ha	36.3%
Estate Residential Designation	4 ha	1.4%
Prestige Employment Designation	-	
General Employment Designation	-	

2 Elementary Schools

1 Community Facility

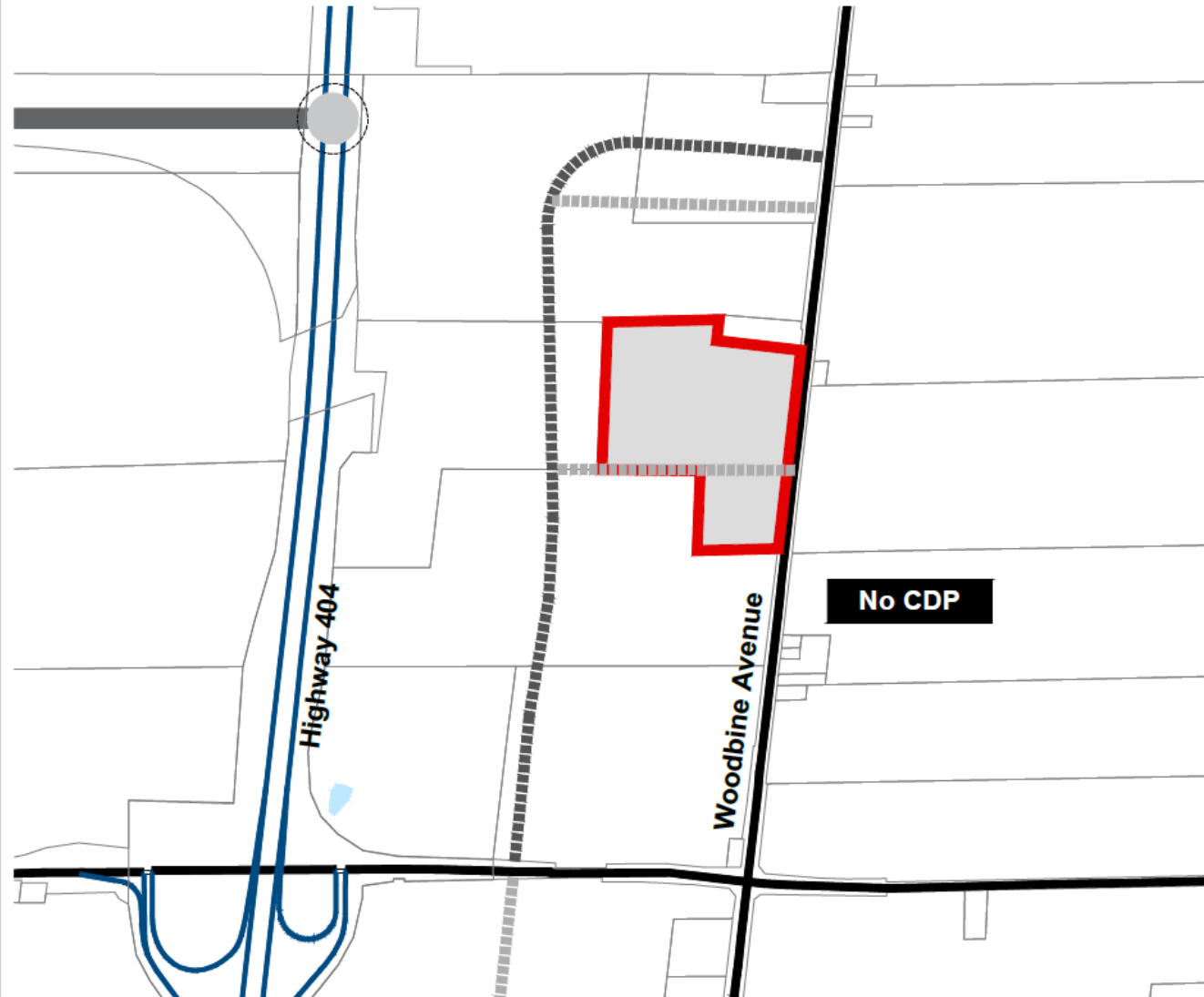
3 Neighbourhood Parks

Airport lands

Old Yonge Street/Highway 11 Intersection - Subject to Further Study

No CDP






Draft for Discussion



Complete Communities Plan Schedule 3G-1



Land Use Designations

Legend



-  Secondary Plan Area
-  Estate Residential
-  Low Density Residential Designation - Area Specific Policies II
-  Residential Mixed Use - Area Specific Policies II
-  Commercial Mixed Use Designation
-  General Employment Designation
-  Prestige Employment Designation
-  Major Infrastructure Designation
-  Cemetery Symbol
-  Environmental Protection Designation
-  Parks and Open Space Designation (Proposed Eco Park)

Symbols



Parks and Open Space Symbols

-  Proposed Linear Community Park
-  Proposed Neighbourhood Park











Educational Facilities Symbols

-  Proposed Elementary School
-  Proposed Secondary School

Community Centre/Facilities

-  Proposed Recreation Centre/Community Centre
-  Proposed Community Facility

Roads and Utilities

-  Highway 404
-  Proposed Bradford By-Pass
-  Proposed Bradford By-Pass Interchanges
-  Arterial Roads
-  Existing Roads
-  Proposed Major Collector Road
-  Proposed Minor Collector Road
-  Railway
-  Hydro Corridor
-  Old Yonge Street/Highway 11 Intersection - Subject to Further Study



September 2025

No CDP

CDP Area	14 ha	100.0%
Environmental Protection Designation	-	
Gross Land Area	14 ha	100.0%
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Major Infrastructure Designation	-	
Commercial Mixed Use Designation	-	
Residential Mixed Use Designation	-	
Low Density Residential Area	-	
Estate Residential Designation	-	
Prestige Employment Designation	-	
General Employment Designation	14 ha	100.0%

Draft for Discussion



Complete Communities Secondary Plan

Land Use Designations

Legend

- Secondary Plan Area
- Estate Residential
- Low Density Residential Designation - Area Specific Policies II
- Residential Mixed Use - Area Specific Policies II
- Commercial Mixed Use Designation
- General Employment Designation
- Prestige Employment Designation
- Major Infrastructure Designation
- Cemetery Symbol
- Environmental Protection Designation
- Parks and Open Space Designation (Proposed Eco Park)

Symbols

Parks and Open Space Symbols

- Proposed Linear Community Park
- Proposed Neighbourhood Park

Educational Facilities Symbols

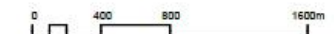
- Proposed Elementary School
- Proposed Secondary School

Community Centre/Facilities

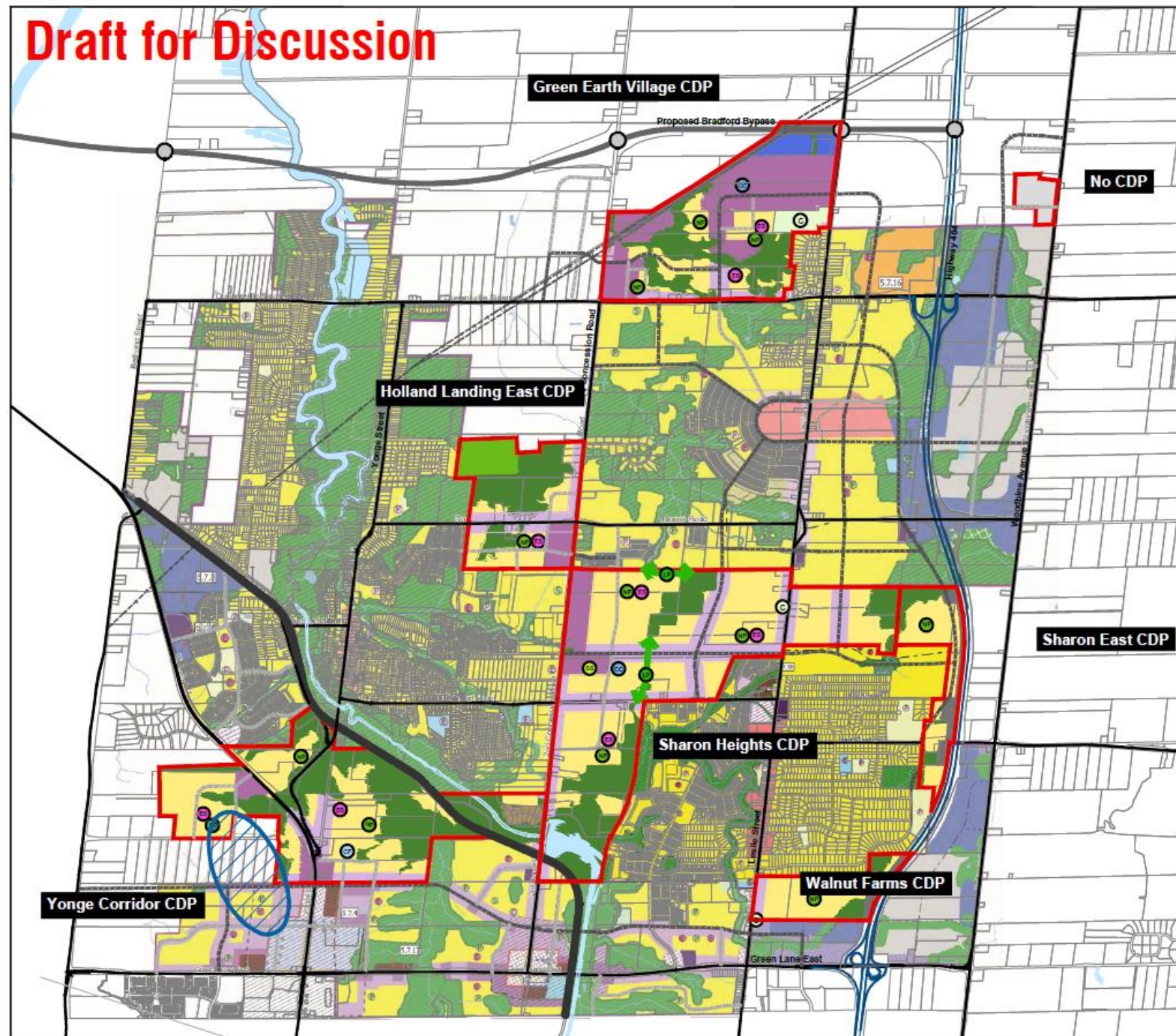
- Proposed Recreation Centre/Community Centre
- Proposed Community Facility

Roads and Utilities

- Highway 404
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September 2025



Land Use Designations

- > **The Land Use Designations utilized within the Complete Community Plan Area match the designations that are already included within the Town's Draft Official Plan.**
- > **In some cases, the baseline policy framework within each designation has been added to through Area Specific Policies that are only applicable to the lands within the Complete Community Plan Area, similar to how other Plan Areas have been dealt with in East Gwillimbury.**
- > **In addition to the Environmental Protection Designation and the Adjacent Lands Overlay and the Environmental Feature Assessment Overlay, the key Land Use Designations applicable within this Plan Area include:**
 - Commercial Mixed Use;
 - Residential Mixed Use;
 - Low Density Residential;
 - Estate Residential;
 - Prestige Employment; and
 - General Employment.

Commercial Mixed Use Designation

The lands within the Commercial Mixed Use Designation will provide suitable locations for commercial uses serving a wide trade area, including the entire Town. They are also intended to include offices and higher intensity forms of residential development that will support the intensification policies of this Plan and planned transit on adjacent roads.

- > **Community Design Plan to refine the boundaries – generally 150 metres from frontage along Arterial/Collector Roads – without Amendment to the Plan.**
- > **Medium and High Density Housing and built forms.**
- > **75% of at-grade GFA to be non-residential land uses.**
- > **Minimum Height is 4 storeys, maximum is 25 storeys.**
- > **Density is up to 10.0 FSI.**

Residential Mixed Use Designation

Lands within the Residential Mixed Use Designation are intended to provide a mix of residential, retail and service commercial uses and restaurants and public service facilities. The intent is that these areas provide opportunities for residents to live close to, and engage in a range of social and economic activities in proximity to each other, thereby minimizing dependency on the automobile and creating attractive areas that support activity throughout the day along transit routes.

- > **Community Design Plan to refine the boundaries – generally 100 metres from frontage along Arterial/Collector Roads, and to distribute various land uses, built forms and housing types – without Amendment to the Plan.**
- > **Low and Medium Density Housing and built forms are permitted.**
- > **Maximum of 25% of dwelling units may be single/semi-detached.**
- > **Non-residential land uses are permitted, but not required.**
- > **Minimum Height is 2 storeys, maximum is 12 storeys.**
- > **Density is up to 7.5 FSI.**

Low Density Residential Designation

Lands within the Low Density Residential Designation provide areas for the creation of neighbourhoods comprised primarily of ground contact housing and other compatible uses that provide for the day-to-day needs of residents.

- > Community Design Plan to refine the boundaries and to distribute various land uses, built forms and housing types – without Amendment to the Plan.
- > Low and Medium Density Housing and built forms are permitted.
- > Neighbourhood supporting uses are encouraged in key locations
- > Maximum Height is 6 storeys.
- > Density is up to 7.5 FSI.

Estate Residential Designation

Lands within the Estate Residential Designation recognize the area within the Plan Area that accommodates those housing types.

- > The existing policy framework applies to this existing community.

Prestige Employment Designation

Lands within the Prestige Employment Designation recognize the area within Community Design Plan District 4 - Green Earth Village which abuts the planned Bradford Bypass.

- > The existing policy framework applies to this future employment generating area.

General Employment Designation

Lands within the General Employment Designation recognize the area identified as the "No CDP" Area.

- > The existing policy framework applies to this future employment generating area.

Approach

All of the work remains a **WORK IN PROGRESS**.

Given the timing of the Official Plan and the CCSP, the documents will be combined into one, and submitted to the Province for approval as a single document.

The approach, therefore, is to include the policy framework for the CCSP in the Official Plan. The base line policies of the Official Plan will be utilized, and Area Specific policies, applicable to the CCSP will be added, similar to the approach utilized for the other Secondary Plans incorporated into the Official Plan.

It is anticipated that the combined Official Plan/CCSP will be submitted to the Province and released to TAC/LOG and the public in Q3/Q4 of 2025 for review and comments. Looking for adoption by Council in Q1/Q2 of 2026

Background Study Updates

- **Subwatershed Study Update**
- **Area Servicing Plan**
- **Financial Impact Study**
- **Archaeological Assessment/Cultural Heritage Resource Assessment**
- **Transportation Plan**
- **Community Services and Parks Strategy** – Currently being reviewed by the Town
- **Retail/Commercial Market Analysis** – Currently being reviewed by the Town

After the OP/CCSP

- The **Secondary Plan** is not the final step in the development approval process.
- The **Secondary Plan** provides a comprehensive planning policy framework that is intended to inform the preparation of **Community Design Plans** for each of the 6 Community Design Plan Areas, including:
 - > Walnut Farms CDP;
 - > Sharon Heights CDP;
 - > Yonge Corridor CDP;
 - > Sharon East CDP;
 - > Holland Landing East CDP; and
 - > Green Earth Village CDP.
- Individual **Community Design Plans** that provide significant details that are intended to inform subsequent development approvals, including:
 - > Draft Plans of Subdivision/Condominium;
 - > Zoning By-laws; and
 - > Site Plan approval, where appropriate.
- **Community Design Plans** and **Draft Plans of Subdivision/Condominium** require Council adoption.
- **Implementing Zoning By-laws** require a full statutory approval process.

Next Steps

- > Discuss Work in Progress with Committee of the Whole – **October 7, 2025**
- > Public Information Sessions – **October 16, 2025**
- > TAC/LOG to provide preliminary comments on Draft Schedules – **October 17, 2025**
- > Release Draft OP/CCSP and submit to Province – **Q4, 2025**
- > Opportunity for review and commentary
- > Council Adoption - **Q1/Q2, 2026**